

MUNICIPAL CODE, CHAPTER I (PLANNING AND ZONING CODE)CHAPTER I GENERAL PROVISIONS AND ZONINGARTICLE 2 SPECIFIC PLANNING - ZONING COMPREHENSIVE ZONING PLANSEC. 12.07.01. 'RE' RESIDENTIAL ESTATE ZONE.

SEC. 12.07.01. “RE” RESIDENTIAL ESTATE ZONE.

The following regulations shall apply to the “RE” Residential Estate Zone:

A. Use. No building, structure or land shall be used and no building or structure shall be erected, structurally altered, enlarged, or maintained except for the following uses, and when a “**Supplemental Use District**” is created by the provisions of [Article 3](#) of this chapter, for such uses as may be permitted therein:

1. One–family dwellings.
2. Parks, playgrounds or community centers, owned and operated by a government agency.
3. **(Amended by Ord. No. 157,144, Eff. 11/22/82.)** Truck gardening (except nurseries); the keeping of equines, poultry, rabbits and chinchillas in conjunction with the residential use of the lot, and subject to the following limitations:
 - (a) Such activities are not for commercial purposes.
 - (b) The keeping of equines shall be permitted only on lots having an area of 17,500 square feet or more. Where equines are being kept, the number of such animals being kept shall not exceed one for each 4,000 square feet of lot area. **(Amended by Ord. No. 158,126, Eff. 8/22/83.)**
4. Two–family dwellings on lots having a side lot adjoining a lot in a commercial or industrial Zone, provided that: **(Amended by Ord. No. 126,309, Eff. 2/13/64.)**
 - (a) The lot on which the dwelling is located does not extend more than 85 feet from the boundary of the less restricted Zone which it adjoins;
 - (b) The area of the lot on which the dwelling is located is not less than the minimum specified in Subdivision 4 of Subsection C of this section. **(Amended by Ord. No. 127,777, Eff. 8/1/64.)**
5. **(Deleted by Ord. No. 171,687, Eff. 8/19/97.)**
6. Accessory buildings, including private garages, accessory living quarters, servant’s quarters, recreation rooms, or private stables provided that:
 - (a) No accessory living quarters or servant’s quarters are located or maintained on a lot having an area of less than 20,000 square feet.
 - (b) No stable is located or maintained on a lot having an area of less than 20,000 square feet and its capacity does not exceed one equine for each 5,000 square feet of lot area. **(Amended by Ord. No. 157,144, Eff. 11/22/82.)**
 - (c) An accessory living quarters, servant’s quarters, recreation room or private garage or any combination of said uses may be included in one building, not exceeding two stories in height. **(Amended by Ord. No. 108,661, Eff. 2/11/57.)**
 - (d) Automobile parking space is required in connection with permitted uses and additional spaces may be provided

in accordance with the provisions of Section [12.21A](#).

For location of accessory buildings, refer to Sec. [12.21C](#) and Sec. [12.22C](#). (**Amended by Ord. No. 107,884, Eff. 9/23/56.**)

7. Conditional uses enumerated in Sec. [12.24](#) when the location is approved pursuant to the provisions of said section. (**Amended by Ord. No. 117,450, Eff. 12/18/60.**)

8. Accessory uses and home occupations, subject to the conditions specified in Section [12.05](#) A 16 of this Code. (**Amended by Ord. No. 171,427, Eff. 1/4/97, Oper. 3/5/97.**)

9. Name plates and signs as provided for in Section [12.21](#) A of this Code. (**Added by Ord. No. 171,427, Eff. 1/4/97, Oper. 3/5/97.**)

B. Restriction. (**Amended by Ord. No. 173,268, Eff. 7/1/00, Oper. 7/1/00.**) For any lot designated as Public, Quasi-Public, Public/Quasi-Public Use, Other Public, or Open Space on the land use map of the applicable community or district plan; any lot shown on the map as having existing lakes, waterways, reservoirs, debris basins, or similar facilities; any lot shown on the map as the location of a freeway right-of-way; and any property annexed to the City of Los Angeles where a plan amendment was not adopted as part of the annexation proceedings:

Any of the uses permitted by Subsection A of this section shall require prior approval in accordance with the provisions of Section [12.24.1](#) of this Code.

C. Area. No building or structure nor the enlargement of any building or structure shall be erected or maintained unless the following yards and lot areas are provided and maintained in connection with such building, structure or enlargement:

1. **Front Yard.** There shall be a front yard of not less than 20% of the depth of the lot, but such front yard need not exceed 25 feet; provided, however, that where all of the developed lots which have front yards that vary in depth by not more than ten feet comprise 40% or more of the frontage, the minimum front yard depth shall be the average depth of the front yards of each such lot. Where there are two or more possible combinations of developed lots comprising 40% or more of the frontage, each of which has front yards that vary in depth by not more than ten feet, the minimum front yard depth shall be the average depth of the front yards of that combination which has the shallowest average depth. In determining the required front yard buildings located on key lots, entirely on the rear half of lots, or on lots in the "C" or "M" Zones, shall not be counted, provided, however, that nothing contained in this paragraph shall be deemed to require front yards which exceed 40 feet in depth. (**Amended by Ord. No. 139,155, Eff. 10/16/69.**)

On key lots the minimum front yard may be the average of the required front yard for the adjoining interior lot and the required side yard along the street side of a reversed corner lot, but such minimum front yard may apply for a distance of not more than 85 feet from the rear lot line of the reversed corner lot, beyond which point the front yard specified in the above paragraph shall apply. Where existing buildings on either or both of said adjoining lots are located nearer to the front or side lot lines than the yard required by this article, the yards established by such existing buildings may be used in computing the required front yard for a key lot.

2. **Side Yards.** (**Amended by Ord. No. 169,775, Eff. 6/2/94.**)

(a) **RE9, RE11, RE15 Zones.** On a lot in the RE9 or RE11 Zone, there shall be a side yard on each side of a main building of not less than five feet, except that, where the lot is less than 50 feet in width, the side yard may be reduced to ten percent of the width of the lot, but in no event less than three feet. On a lot designated RE15, there shall be a side yard on each side of a main building of not less than ten percent of the lot width, but in no event less than five feet, however, the side yard need not exceed ten feet.

Notwithstanding the above paragraph, on a lot in the RE9 or RE11 Zone which is not located in a Hillside Area or Coastal Zone, there shall be a side yard on each side of a main building of not less than seven feet, except that where the lot is less than 70 feet in width, the side yard may be reduced to ten percent of the width of the lot, but in no event to less than three feet.

(b) **RE20, and RE40 Zones.** On a lot in the RE20 or RE40 Zone, there shall be a side yard of not less than ten feet on each side of a main building.

(c) For a building more than two-stories in height, one-foot shall be added to the width of each required side yard for each additional story above the second story.

In lieu of the additional side yard requirement in the above paragraph, for new construction of a main building or a ground floor addition to the main building on a lot in the RE9, RE11, RE15, or RE20 Zone which is not located in a Hillside Area or Coastal Zone, if the main building exceeds 18 feet in height, then one-foot shall be added to the width of each required side yard for each increment of ten feet or fraction thereof above the first 18 feet of height of the main building.

(d) Side yard requirements in specific plans, Historic Preservation Overlay Zones or in subdivision approvals shall take precedence over this subdivision. This subdivision shall apply in these areas, however, when there are no such side yard requirements.

3. **Rear Yard.** There shall be a rear yard of not less than 25% of the depth of the lot, but such rear yard need not exceed 25 feet.

4. **Lot Area.** Every lot classified in the RE Zone is, according to the lot area requirements, further designated as RE9, RE11, RE15, RE20 or RE40. Where the Zoning Map shows only the designation RE, the land shall be considered as being classified as RE11, and the Zoning Map, heretofore made a part of Section [12.04](#) of this Code, is hereby amended to indicate said designation without additional procedure. **(Amended by Ord. No. 137,892, Eff. 2/7/69.)**

Every lot shall have a minimum width and area as follows:

[LOT SIZE “RE” ZONE]

(Amended by Ord No. 137,892, Eff. 2/7/69.)

[Zone]	Minimum Lot Width	Minimum Lot Area
RE9	65 feet	9,000 square feet
RE11	70 feet	11,000 square feet
RE15	80 feet	15,000 square feet
RE20	80 feet	20,000 square feet
RE40	80 feet	40,000 square feet

The minimum lot area per dwelling unit shall be the same as the minimum lot area, except for two-family dwellings on lots having a side lot line adjoining a lot in a commercial or industrial Zone as provided for in Subsection A of this section.

Provided, however, that on the property located within the RE Zone and also within an “H” Hillside or Mountainous Area for which a General Plan including dwelling unit densities has been adopted by the Council, the number of lots may be limited and the minimum area may be increased so that the number of dwelling units permitted will not substantially exceed the densities shown on the plan. **(Amended by Ord. No. 141,821, Eff. 5/24/71.)**

There may be lots with less than the minimum width and area, as provided by Section [17.05H](#) of this Code, and there may be a single-family dwelling on each such lot if the lot is shown with a separate letter or lot number on a recorded Subdivision Tract Map or a Parcel Map. **(Amended by Ord. No. 130,871, Eff. 9/20/65.)**

Exceptions to area regulations are provided for in Sec. [12.22C](#).

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